

THE  
Polite Road to an Estate,  
OR,  
FORNICATION

One great SOURCE of  
WEALTH and PLEASURE.

*Ætas parentum pejor avis tñlit  
Nos nequiores, mox daturos  
Progeniem vitiosiore.*

HOR,



LONDON:

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THE  
Police Road to an Estate

OR  
FORMATION



WELFARE and MEASURES

After perusing the report of the  
Committee, we regret to hear that  
the progress of the work is  
slow.

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knowledge of themselves, as well as of things.

## Polite Road to an Estate.

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per hints direct those world-ignorant men to a

FROM the first of the creation to  
the present time, wealth has been  
the grand object of men's pursuit :  
numbers have failed in the chase,  
and, instead of gaining their point, have been  
cut off at that crisis, when they most thought to  
have made the intended acquisition. Some have  
lingered whole lives away, before they could fix  
on any probable plan to raise even a competence ;  
and others have put in practice improbable  
schemes, which in the end have proved their de-  
struction,

struction, to level themselves with those who came rolling out of their mothers wombs into fortune's lap, without a single idea of any means of acquiring what they possess, or, of that unknown state to them, poverty.—These miscarriages have been chiefly owing to a false method of setting out, either for want of a proper knowledge of themselves, as well as of things, or to a scrupulous way of thinking in regard to principles; all which we shall in the following pages endeavour to remove, and by proper hints direct those world-ignorant men to a greater certainty of possessing what they desire.

Since then riches are our aim, the first thing we should consider is the ways and means by which we might most probably come at these universal charms, in what state or circumstances soever we may chance to find ourselves.

To facilitate our schemes, or assist them to the desired effect, we must first banish from our conscience what is generally termed Honesty; and in regard to what is called Honor, (for they are



no way connective that we know of) it will be absolutely necessary to retain as great a share of that, as possible, for the carrying on certain traffics, without which they could by no probable means prove successful. A proper and steady assurance, founded on a fixed resolution and perseverance, is also very necessary, and with a few other trifling ingredients, we may venture to begin to start.

With these requisites, a man must well consider what his genius most naturally turns to. On this depends the fate of all his endeavours; for if his plan is backed by his genius, there is almost a certainty of success. For instance, suppose commerce to be what he finds himself most inclined to, he will study to find out all the finesses and chicaneries that belong to trade, by help of this genius, which he could no way come at without, were he to labour for ever. If women are to be the means of his enriching himself, by this propensity he will learn in a short time to flatter, deceive, and be the hypocrite; without which qualifications a man

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would

would be rash to attempt to succeed with the fair sex ; and are to be acquired but by the light of this genius, possessed by every man peculiarly, and in some degree. If his talents should direct him to the wheel, he will not depend too much on chance, as he must soon know that fortunes are not to be gained by luck, especially where cards or dice are the implements ; and indeed in respect to every thing that concerns human life, the genius of the man is first to be consulted.

As Trade, Women, and Gaming, are most certainly, the three chief things to which men in general have recourse, in hopes of amassing sums, I shall expatiate on these, and lay down some general rules, by which success is most likely to be attained.

In regard to the first, there is one great obstacle which is somewhat hard to overcome, that does not near so much attend the two latter ; however, difficult as it seems, the man of genius will surmount it ; we mean, the want of a certain sum by way of stock, which is well known

to be necessary in the carrying on any commerce whatsoever; and which, as we have said before, is not so much wanting in the pursuit of either women or gaming.

A man without a stock to begin trade must stile himself in some measure desperate, consequently should make use of desperate means, to set himself on some kind of footing with those who have call to begin with. Let him get acquainted with some who have succeeded in the commercial way, inform them of some of his abilities, such as his knowledge in the jobbing, calculating, and cheating practices, belonging to trade; demonstrate the advantages that might accrue from such knowledge; be ready to be their tools on certain moderate conditions, and if they are conscientious, explain to them, of what little signification honesty is; that no man is internally so, but wears the garb of it to forward the schemes he has in agitation, &c. These are the kind of arguments he is to make use of to gain his point. If they do not agree with him, they will make use of him,

him; when they find their interest in question. Or if at last they reject his principles, let him fly to some others, as these can never be men in great concerns, but men who have kept jogging on in the middling way, from a fund their forefathers raised to them. Men who have got their money by art, commonly want more, and will come into any scheme which may probably be attended with success. In short, through the course of his acquaintance with half a dozen, it is great odds but he will find one who will adopt his methods, and be glad of him either as partner, or as a useful man, who merits recompence. But of one thing we must caution him; ever to be on his guard, that he may not become a tool to no purpose; and it is well known that as soon as a man has amassed a small sum, it is easy for him to increase it to his wishes.

We shall now proceed to the man of constrained gallantry, or who hopes to better his fortune through the assistance of the fair sex; whose passions are either subsided, or who is  
so



so intirely master of his art, as to make them subservient to his reason. Without the one or the other, having no chance to succeed, he should not engage in such an undertaking, it being only the loss of his time, and perhaps the ruin of his constitution.

Such a one, then, who is properly qualified for this enterprize, in respect to his passions, and finding his genius prompts him, should make it his business to procure a list of all the women of fortune, with the particulars of their fortunes; such as what jointures, ready money, fortunes in Chancery, &c. when he has an exact account of these, let him equip himself at the expence of his taylor, and totally lay aside his modesty, which would prove a great hindrance to his addressess, and, in lieu whereof, adopt impudence, that great and best friend a man can possibly have on such occasions, the substitute of both sense and learning. Thus provided, he may venture to attack the greatest fortune in town or country. There are, no doubt, some little requisites,

requisites, such as introductions, and certain acquaintances to bring about these introductions; but these are gained by taste in dress, politeness in address, and his good friend impudence. When once he has obtained an interview, there is scarce a possibility of failing. If his acquaintance should be dilatory in their good offices, and he finds it difficult to be introduced; if he then should by chance be capable of writing, all obstacles are at once removed; he need only profess himself the lady's admirer in black and white, swear in the same manner that he could doat on her, were he made the happy man, and she will believe it, as long as she sees it well expressed in a legible hand: when he would not be able verbally to acquaint her with it, requiring a greater effrontery than he, perhaps, is master of; and well knowing that the character of a flatterer can be better preserved under the cover of a letter before marriage, than between the sheets afterwards. But then, there are some ill-natured persons often about a woman, who is on the brink of enjoying the man she loves, that interfere, and often stop the proceeding;

nay

may more, sometimes ruin his character in every undertaking of the same kind for ever.—  
 What must be done now? He has miscarried in his attempt to make his fortune by marriage; but as his genius directs him still to make women the instruments by which he is to raise an affluence; let him pursue his intention, and recollect, how many have acquired riches by assisting others in the gratification of their passions.—This method hardly ever proves unsuccessful, at least a *genteel* income is to be come at, and the appearance of keeping the best company.

In order to assume this character, it will be necessary for him to become the true sycophant, the Butt and Tool of his superiors, and under the sanction of an honest, worthy, good-natured man, he can the better exert himself in his business, and the sooner accomplish his design. When he has sufficiently made himself known to those who are willing to employ him, the first thing he must seek, is a proper deputy; such an one who is assiduous in discovering the prettiest and

most innocent girls in, or about, the town; in keeping an exact list of their names and places of abode, so that when drawn upon by his chief, he may have always, one, two, or three, ready and fit for the uses they are intended, always acquainting him with those, to whom his visits would be required; that in case of objects of consequence, he may treat with them, or their guardians, himself. When he is provided with such a deputy, he may easily pass for the man of letters, the language-master, the bon-compagnion, the man of small fortune; in short, he may call himself what he pleases, and, what is most surprising, be believed, by the women; and even among some men be looked upon in a tolerable light, as long as he appears well dress'd, and has money in his pocket.

Notwithstanding all his knowledge in the art, if he is not callous to all affronts, he will want, what is called, courage, and which is by no means easily acquired. To supply the place then of this courage, he must be pacific, humble, always ready



ready to parry the most severe reflection or affront, with a smile, a compliment, or a witticism. And if some enraged or envious kind of man should make use of the cudgel, he then has recourse to the law, that most equitable remedy for such kind of worthy men to find relief from.

There are several that we could mention, who have behaved themselves so exquisitely well in this genteel employ, that they can at any time draw upon their bankers for five or six hundred pounds, or sell out to the amount of as many thousands. Even their deputies have amassed sufficient sums to purchase small annuities, and pass for merchants, or persons of some kind of consequence. This kind of employment is practiced daily, with unavoidable success, from the highest of this honourable profession to the lowest.

We come now to the genius for Calculation, or Gaming; and, to say the truth, requires more the head-piece than any other whatsoever, and

for which reason deserves to be treated more seriously than the rest.

There are several kinds of gaming, each of which have their particular finesses, and unless the person in question is made perfect in this essential branch of play, nothing can possibly be done. He should avoid all kind of games, where there are no particular advantages on his side: but if he can find out some methods of having the best of it, he may venture to make a push, although the game is what is called chance. Every one knows that at cards there are great advantages arising from combinations; therefore the establishing a proper understanding with unsuspected persons, such as men of title, members of *Honorable Societies*, &c. is one of the first things he should endeavour to procure: when this is done, proper traps are to be laid for those who have more money, than knowledge of mankind; such as tavern engagements, private parties, &c. and particular care should be taken to have some person of his set, to push the bottle about, and

and appear the loser ; for whether this person loses or gets drunk, it is no disadvantage to him ; on the contrary, it is a sanction for the novices to do the same.

He must make up this person's losses, as he is one of the party ; and as he is supposed to be the man of the least capacity, he may recompence him as he thinks proper, provided he keeps him quiet. There are other sorts of decoys, wherein women are concerned, in the finessing way, without playing themselves, and sometimes are of great utility : but as they are very apt to divulge secrets of this kind, upon the first rupture one might chance to have with them, it is looked upon as an unsafe method of carrying on business of such importance. The surest and the most genteel manner of prosecuting this plan, is to depend chiefly on oneself, for that advantage we are speaking of. We have known a man carry on for a number of years this profession without the help of any partner soever, and succeeded greatly, with no other ill consequences than suffering, during that time,

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a few slight twitches by the nose, and half a dozen kickings, which are no great matters in cases of such consequence. What man would not be kicked a few times, and bear his nose to be pulled, (especially when he cannot help it) in order to amass the sum of thirty or forty thousand pounds? There is no man of taste that would hesitate a moment to declare, that he would bear fifty times as much, for half the sum.

Altho' he confides in no one, there is an opportunity of playing the novice, or of hiding his play at any game which does not depend on chance. Great things have been done by this method. We have seen a person who has passed for a very ignorant man at most games, lose little sums purposely to render himself unsuspected, and has had the desired effect: for in less than six years he gained, by his great industry, upwards of ten thousand pounds, and is at this time in a way of doubling it in half that space of time. But, by the bye, we must advise him, who would succeed as some of these have, who  
are



are at present quite easy, to annex some title to his name; or as soon as he has a sufficient sum for the purpose, to purchase a commission, or rank himself in the law, in physic, divinity, &c.— If a foreigner, count of —, or baron —; if an Englishman, captain —, counsellor —, or doctor — gives a man an air of some importance, and under the sanction of one of these titles or ranks, he may continue unsuspected, perhaps, during the whole progress. Besides, if he should be thought the dextrous man, who dare tell captain —, counsellor —, or doctor —, that he plays unfair? Indeed the foreigners who assume the titles of count —, baron —, &c. do not meet with the mildest treatment in this country; but however, their titles prove of some use at first; they serve to introduce them; to have the preference given them at play, or any thing else; it being certain, that an Englishman of fortune could be much more easily induced to play with a count, or a baron, than with a plain Mr. —. So far it is essential for a man to bear some title or rank in life, as there

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is no particular name to this profession, but what is rather dissonant to the ears to ; some said  
 direct to ; dissonant to a dancing or ; dancing on ;

Some men upon reflection might scruple these methods, as not consistent with honor or morality ; but when he can quote men of the strictest honor and morality in the universe, for his example, he must then think he performs but his duty, when he endeavours by any similar means to provide for himself and posterity. Has not every monarch, from the very first of them, endeavoured to enlarge his kingdoms and enrich himself by his superior art of war, which art consists in having powerful allies, finessing or deceiving the enemy ? Which is, then, the greatest crime ; for a subject to deceive his neighbour to enrich himself, or a king to deceive half Europe and be the cause of thousands being slaughtered, to enrich himself and his dominions ?

Our intent being to include the fair sex in this little treatise, they come next in rotation ;  
 but

but before we enter upon this head, let us consider what can be said in defence of Fornication, so essential an auxiliary in this great enterprize.

It is plain from the course of observation, that the propagation of our species, either legally or otherwise, is productive of our greatest pleasures. Pomp, ambition, and even riches give way, when our passions direct us to the gratification of our senses, the bitters resulting, attended with all the most dreadful consequences, by no means anticipate our tasting the sweets which flow from the channel of love. Nature has given us every weapon of defence, but a proper one, to guard us against the attacks of that invincible passion, from which we reap our greatest felicity; by a combination of our senses, which is necessary to the completion of our joys in this extatic amusement, we become divested of our reason, and seem to risk even life itself for a thorough enjoyment of the dear object of our desires. Are there not daily instances of the greatest follies committed for this

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mutual pastime? Men endeavour, by all the arts they are master of, to gain wealth, but for this end; and on the other side the fair, the innocent sex, hazard their honor, reputation, every thing that is dear to them for a proper mate to indulge their ungovernable inclinations with.

The pleasure of this intercourse being of such a bewitching nature, we can, without much sophistry, make use of sufficient arguments to excuse the crime of fornication, of which we are now about to treat; and give some very potent reasons why it is absolutely necessary; why it is conformable to the laws of a free country, and how far it is conducive to the circulation of money, and beneficial to trade.

In order to prove in the most clear manner what we have said, it will be requisite to distinguish the kinds of fornication under particular appellations, viz. natural fornication, and lucrative fornication.

Let us begin with the first, and consider how far it is excusable, and in what manner consistent with



with the laws of a free country. To prove its innocence, I shall suppose the scene between two, whose hearts are united at the ages of sixteen or seventeen, whose passions are violent, and whose persons are the strongest excitements to the commission of this pretended offence; each other's touch being alone sufficient to dissolve them into a deprivation of their reason, and throw off the veil of modesty, which they ever were cautious to reserve, when that strong impulse which nature befriends, and no one can withstand, directs them to the seat of bliss; there to dwell, feast and be happy. Certainly this must be justifiable by the laws of any country. Nature here is only blameable, if it is criminal, and a law may as well be enacted to subvert nature itself, as to put a stop to such kind of unions. All the punishments imaginable could never quench that flame, that ever-burning torch, which lights us all to exquisite delight. It would be greatly infringing our freedom and liberties, to be directed by law, how to dispose of the only commodity we can in reality call our own. Conformable to law it certainly is, by reason

of the provision made for the fruits gathered from such wholesome soils, well knowing that from such natural beds the Herculeans of England have ever sprung. Examine the N—y, you will easily distinguish the race of those who were constrained by ties from the rest, and since those who establish the L—s, countenance and practice it themselves, we certainly have their sanction for what we do, and consequently it must be every way conformable to the laws of a free country.

Lucrative fornication must be considered next, by which we shall clearly demonstrate how much it is conducive to the circulation of money, &c.——We shall treat this kind of fornication with great candour, for this particular reason, the advantages which accrue being of the utmost consequence to trade, it would be dangerous to any wise detract from its great utility; therefore shall allow ourselves all the scope we are masters of, to the emolument of this great branch of pecuniary business.

That this kind of fornication is also legal, is past doubt; first, from there being no law in

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force, which prohibits this sort of commerce, as is evinced by the public markets and exchanges, held and kept open every day for that purpose, namely, the Theatre-markets, commonly called the Flesh-markets, the Piazza-markets, and the Exchange in the evenings, particularly on *Saturday evenings*, where business is carried on with the greatest alacrity.

But the great dealings in the private way at Mrs. W——'s are of the utmost consequence; bills and notes to a considerable amount are here negotiated, and do honor to our country, by being the means of supporting so many brilliant equipages we daily see about town. Tho', to say the truth, this office is not entirely appropriated to the mercantile branch of business, being oftentimes made use of by eminent *Horn-planters*, who settle their affairs, with respect to purchasing lands, tenements, &c.—for which a handsome premium is allowed the office-keeper, who on these occasions officiates as broker to both parties.

\* A lady of great utility in the parlour of St. James's.

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Is is apparent then, from so extensive a commerce, that a prodigious circulation of money must be caused, which travels through the hands of physicians, surgeons, milliners, mantua-makers, coach-makers, &c. all of whom, by help of this important business, can afford to keep equipages, and appear suitable to their *honorable* employments. Every one who is at all conversant with these fornicative dealers, must know that their natural dispositions are extravagant; for which reason we conclude, that whatever they acquire by this traffic, must soon go for the gratification of their pride and luxury. Instances of this kind we may see daily; but one among the rest immediately occurs, which will testify the profuseness of these useful people, and consequently the advantages reaped from their being tolerated.

Kitty, the most experienced in the art of pleasing by her person, and her manner of exciting the passions of men, is sure of her price, whenever her purchaser chooses to indulge himself. She has from three, or four, a revenue of about seven thousand



thousand pounds per annum. Her house is superbly furnished, her domesticks are numerous, and her equipage magnificent. Two of her supporters are elderly, from whom she receives the greatest gratuities; the others in proportion to their years and fortunes, contribute to her revenue. Her annual expences amount to near ten thousand pounds, and her income being not more than the sum abovementioned, she is considerably indebted\*. Which evidently proves, from recent fact, that no sum of money is sufficient to maintain the generality of these lucrative fornicators, and whatsoever sum they have coming in, must (whether great or small) be squandered away in the manner we have already said, and in the end become as beneficial to the public, as the quick return of money in any other trade; and so far it is absolutely necessary for the good of commerce and the public revenues in general.

Consider fornication in whatever light we please, it will be found justifiable. Even in a

\* For a particular account of this character, *vide*, *The Juvenile Adventures of K——y F——r*, lately published.

religious

religious light it may deserve encouragement. Do we not all know that in countries where the crime of fornication (if we must call it so) it not practised so openly, and where it is in a manner forbidden, that there are the worst and most unnatural offences committed, such as bestiality, sodomy, &c. and which, for want of proper indulgences in a natural way, have become quite habitual, and even taken place of that much less crime we are now speaking of. We may rejoice when we know our greatest crimes are a natural indulgence of our appetites. Some may object the paying for the call of nature, but then, do we not pay for repasts of every kind? Who is there that pays for an elegant dinner, that would not willingly assist the dear object that causes a proper digestion, and at the same time gives inexpressible pleasure? Is it unnatural to have recourse to a physician, when indisposed? these must be payed; why should we then grudge the fee of one, who bleeds you by giving you extatic joys, and reward the other for putting you in pain, and often leaving you worse than when they found you? There are physicians of

of different kinds, some for the soul, others for the body; among the latter we may rank these, with this difference, they administer medicines which are not only pleasing to the taste, but refreshing to old age; comfortable to those who are more youthful; and to youth itself, they ravish, delight, bewitch; till at length they dissolve them into extasy compleat, that when cured, they long for their disorder, that they may take again those draughts, for which they would be ever glad to be sick.—The others pick your pockets, and with their prescriptions torture you to death.

Having thus given our sentiments upon this pleasing frailty, we shall now resume the thread of our narration, in respect to the rout women should take in order to arrive at that comfortable state, independance; and point out to them the most probable means of effecting their design.

Women, in our humble opinion, have great prospects of gaining their point, provided they have the common share of artifice belonging

to the sex: Nature has taken care to remove a bar from them, which too often opposes our sex in their going through with many projects; we mean that of conscience, so often the bane of our sex, and so seldom in the way of theirs. It is taken for granted that a pretty woman with a common share of understanding, may carry a commodity to market, for which she cannot help getting her own price; but too often she is apt to mistake the value of such a commodity, and when she exposes it to sale, falling short of her expectation, lets it go for nothing, rather than be troubled with it any longer.

A woman that proposes any thing to herself in this kind of traffick, should for a while divest herself of her vanity, and consider well, whether or not her person has that *je ne scai quoi* that generally strikes our sex. If she thinks there is a likelihood of its pleasing, she may proceed farther: if not, let her think no longer of this method of enriching herself, but have recourse to some other way, which we shall hereafter describe.

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To effect her design in case there are grounds for success; let her be careful in her choice of females, and more particularly so in that of our sex. When she has made an acquaintance with one of those good-natured women, or men, that assist their fellow-creatures to what they like, she should seem entirely ignorant of their intent: but as soon as the first overture is made by the person to whom she is introduced, great care must be taken how she grants that favour, (tho' trifling itself) on which depends her happiness or misery for ever.

To come to her point, she must be prevailed on no way, till well assured of a certain sum, sufficient to purchase independance, considering always that this is the choicest of her ware, she is now about to dispose of. When this is accomplished she may allow her lover the freedom of enjoying that, which he now longs more ardently to possess, and when she finds no farther profits arise from this purchaser, the next prudent step is to quit him, and forsake her former fe-

male acquaintance, as she is now able to negotiate for herself. As a person of some fortune, she may value her favours as she pleases, and by means of that art incident to the sex, make her own conditions, whenever she pleases to grant them; by which means, in five or six years a woman at least may become worth five or six hundred pounds per annum, as daily instances can demonstrate.

Where beauty, or that *je ne sçai quoi* we just mentioned is wanting, the woman of genius will endeavour to preserve her character, and value herself on that head, the better to form her plans with persons of a virtuous cast, who compensate those who are assiduous and artful in procuring them what they call good husbands. Two or three affairs of this kind may in all probability make a reasonable woman quite easy in her circumstances. It is also to be naturally supposed, that altho' a woman has preserved her character under the mask of her face, she might obtain something for those hidden charms, under the cloak of virtue and her dear character.

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When a woman finds she has with all her endeavours, either through misconduct or indiscretion, lost the opportunity of serving herself, she has still a recourse, by which she may oblige her friends and enrich herself; she may reap in the field of love, when her own acres are become barren.

A house of a middling rent is the first and most necessary thing she is to go about. Her acquaintance with both the sexes should be numerous, but of the best kind. Wealth must be her object in the men, and beauty in the women. The former will require her assistance in procuring them the latter, and she must oblige them. But observe me well; upon solid conditions. A proper gentleman to introduce the parties is requisite in business of this nature; and with some share of cunning in the art of deceiving our sex, she may establish a pretty commerce between the two sexes, and considerably find her account in it.

It is likewise proper for a woman who would be esteemed as a housekeeper, and person of credit, to take the name of a midwife, colonel's widow, lady of small fortune, &c. As the first, she is received often as a useful person among her own sex, and has an opportunity of seducing, or bringing them over to her sale, where the highest bidder is the buyer; as the second, she is respected in her neighbourhood, insomuch that a married man of fortune, or nobleman, will not be ashamed to be seen going to her house; and as the last, she not only gains admittance into company, but has a fair opportunity of carrying on intrigues between men and ladies of fashion. These are undoubtedly great advantages and must in the end be productive of the desired effect.

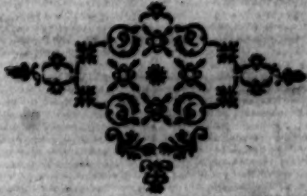
Wealth being the grand object of man's desires, and the source of all comforts and pleasures in this life, should we not make every attempt to secure to ourselves so great a blessing? Are not men who labour for their immediate

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diate supplies, which they receive from hand to mouth, looked upon with contempt? Let man then go on, and exert his talents. It is a glorious emulation, and deserves encouragement: it strongly proves, that instead of the world's degenerating, the arts of man are daily improving.

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